

PUBLIC MEETING

ZONING BY-LAW AMENDMENT & PLAN OF SUBDIVISION

ASA DEVELOPMENT INC. - 108, 116 & 122 HARVIE ROAD

CITY FILE: D30-018-2021



DATE: DECEMBER 7, 2021

PRESENTATION BY: RAY DUHAMEL, THE JONES CONSULTING GROUP LTD.

LOCATION: HARVIE ROAD



SITE CONTEXT

- 2.53 ha. (6.2 ac.) Site Area
- Harvie Rd: 127m frontage
- Beacon Rd: 195m frontage



EXISTING CONDITIONS



AREA CONTEXT



North: Montserrand Park



North: Existing residential on Montserrand Street

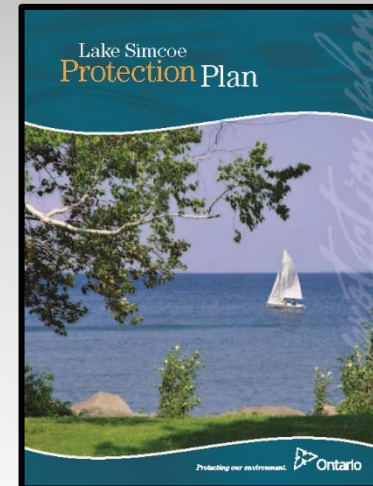
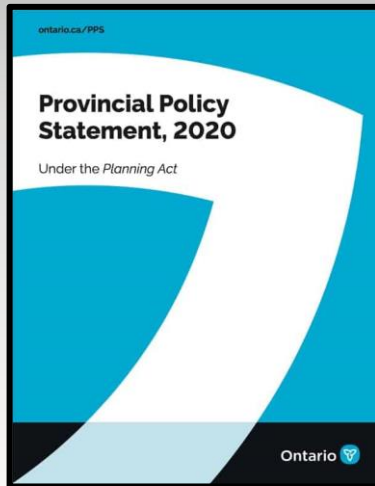


East: Hydro line corridor

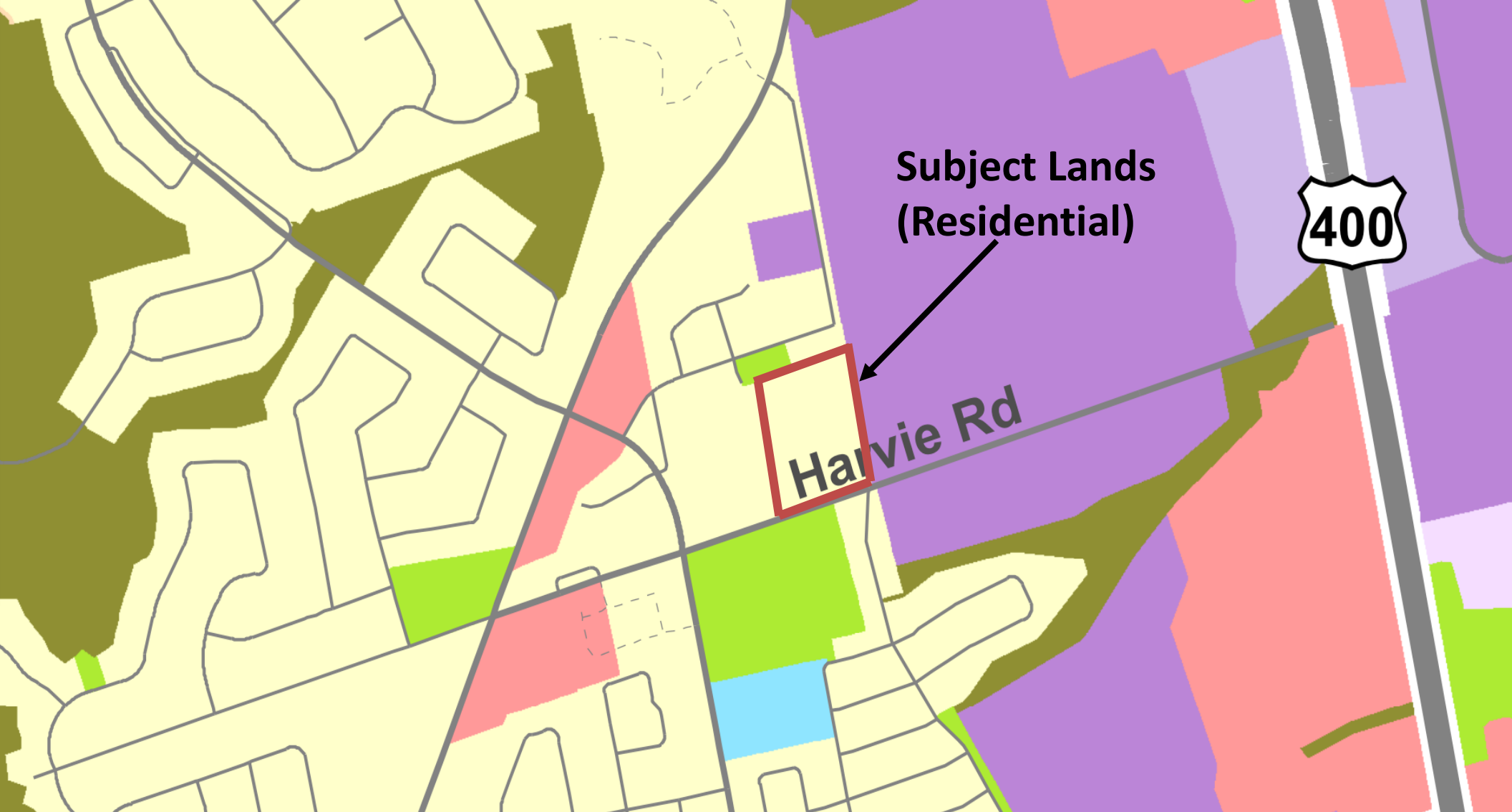


South: Neighbourhood of Maple Woodlands

PPS, GROWTH PLAN & LSPP



- Compact development that efficiently uses land.
- Optimizes existing infrastructure.
- Range and mixture of housing types and land uses.
- Meets prescribed density targets.
- Compact form adjacent to existing built-up area.
- Protection of key natural heritage features
- Protection of key hydrologic features.
- Enhanced stormwater management & Low Impact Development.



OFFICIAL PLAN

Schedule A

Land Use

Office Consolidation

January 2018

| | | | | | |
|--|-------------------------------|--|-------------------------------|--|--|
| | Residential | | Institutional | | Waste Disposal Assessment Area |
| | City Centre | | Educational Institutional | | City Boundary |
| | General Commercial | | Major Institutional | | Application Before the Ontario Municipal Board (OMB) |
| | Community Centre Commercial | | Open Space | | Secondary Plan Boundary |
| | Regional Centre Commercial | | Environmental Protection Area | | Settlement Area Boundary |
| | Mixed Use Nodes and Corridors | | Special Rural Area | | |
| | Business Park | | Water Treatment Centre | | |
| | Highway 400 Industrial | | Waste Management Facility | | |
| | General Industrial | | Future Urban | | |
| | Restricted Industrial | | | | |

1:20,000

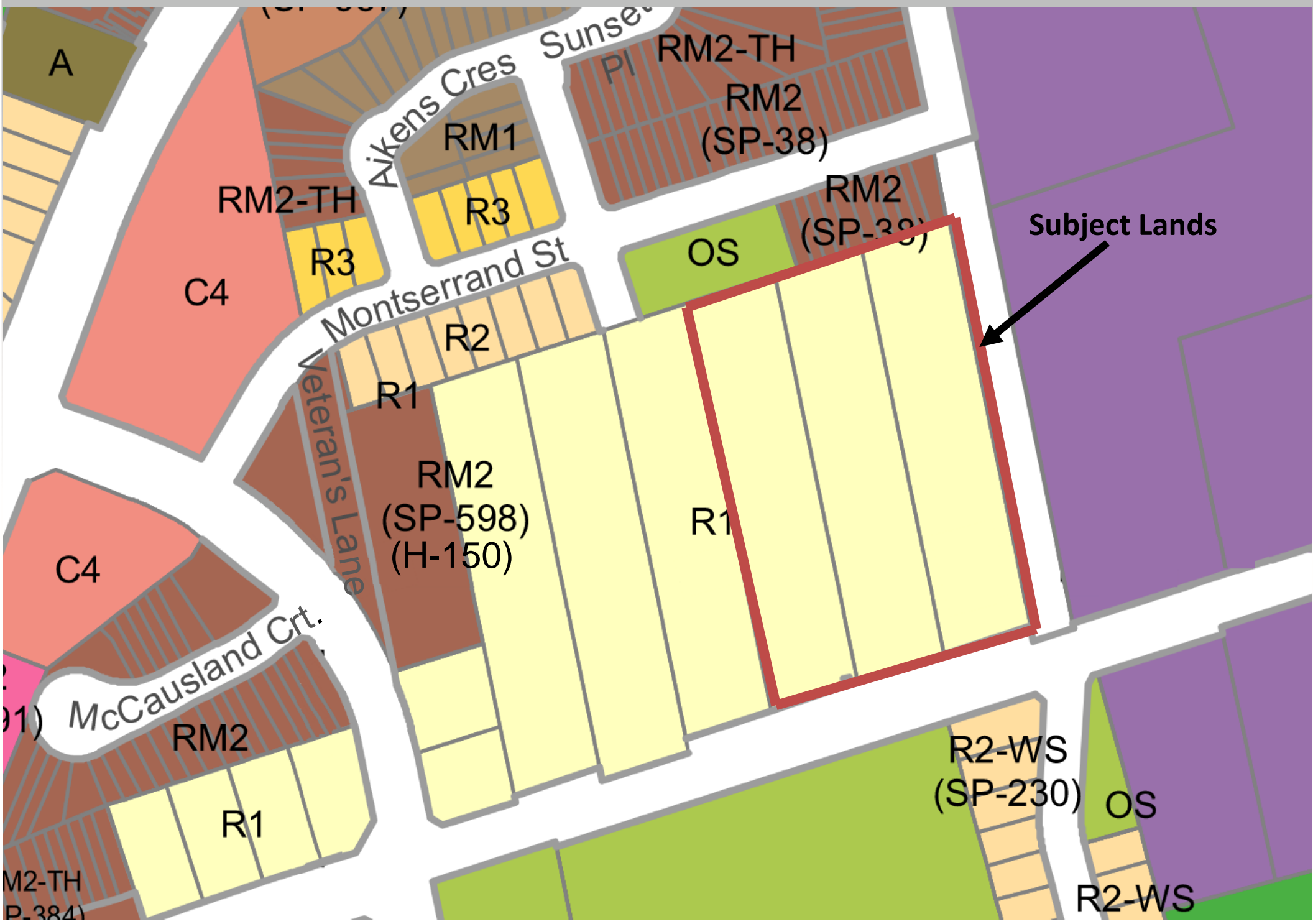
0 0.5 1 2 km

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GIS Branch 2/4/2020

ZONING BY-LAW



SUPPORTING INFORMATION

Reports:

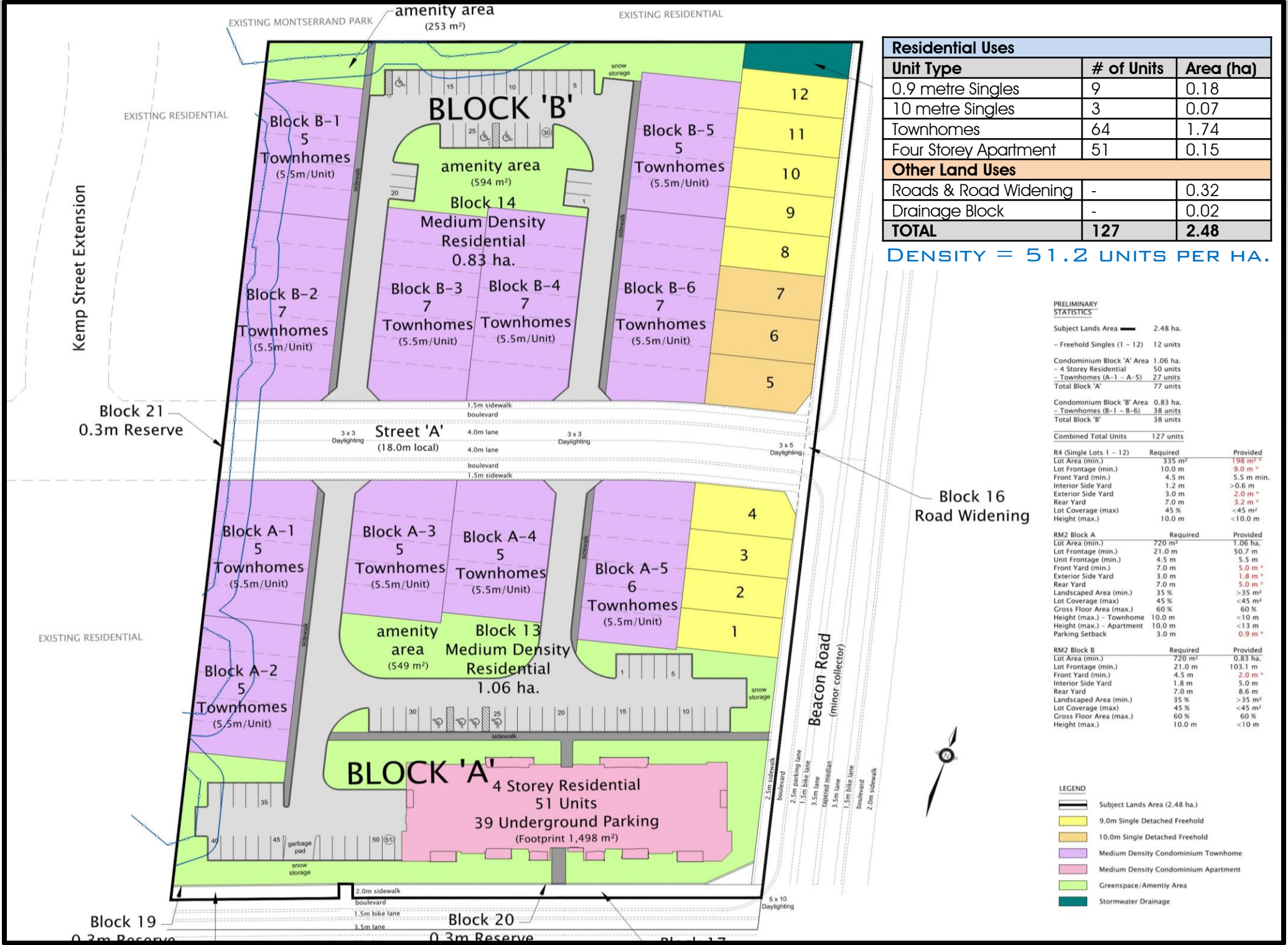
- Planning Justification Report (Jones Consulting)
- Archaeological Report (Yandata)
- Geotechnical Report (Peto MacCallum Ltd.)
- Hydrogeological Report (RJ Burnside)
- Scoped Environmental Impact Study (Roots Environmental)
- Noise Study (Bouwmeester & Associates)
- Functional Servicing Report (Pearson Engineering)
- Traffic Impact Study (JD Engineering)

Plans:

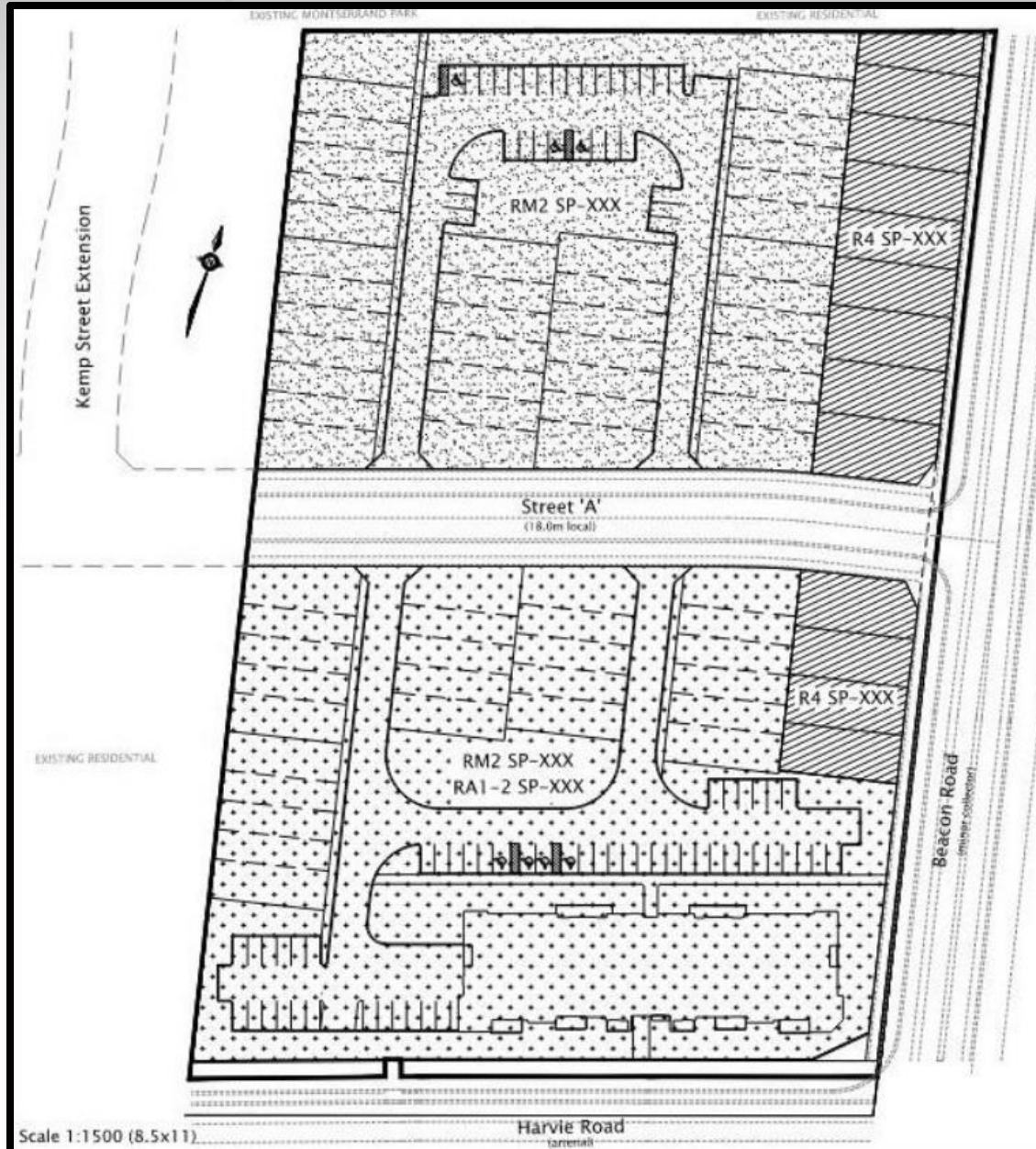
- Draft Plan of Subdivision & Concept Plan (Jones Consulting)
- Shadow Plans (ISM Architects)
- Topographic Survey & Boundary Survey (Raikes Geomatics Inc.)
- Northwest Amenity Area Concept Plan (JDB Associates Ltd.)
- Tree Inventory and Preservation Plan & Tree Inventory Details (JDB Associates Ltd.)

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CONCEPT PLAN



PROPOSED ZONING BY-LAW AMENDMENT



Proposed Zones

R4 SP-XXX: Single Detached Residential 4 with special provisions.

- Frontage/Area: 9m/195m²
- Yards: 2.6m (Ext.), 5m (rear), 3/5.5m (front/garage)
- Eliminate: Max. lot coverage

RM2 SP-XXX: Multiple Residential with special provisions.

- Frontage/Area: 5.5m/118m²
- Density: 75 uph (Block A), 50 uph (Block B)
- Yards: Ext. (1.8m), rear (5m), front/garage (3/5.5m)
- Parking: Tandem
- Eliminate: Max. lot coverage

RA1-2 SP-XXX: Apartment Dwelling First Density – 2 with special provisions.

- Daylight Triangle Setback: 2m
- Yards: 5m (Beacon/Harvie)
- Eliminate: Max. lot coverage and GFA%

SAMPLE HOMES 1: SINGLES



SAMPLE HOMES 2: TOWNHOMES



SAMPLE HOMES 5: LOW-RISE APARTMENT



ISM ARCHITECTS
Inc.

HARVIE ROAD, BARRIE
ASA DEVELOPMENT INC